



**CITY OF BEAVERTON**  
Community Development Department  
Development Services Division  
4755 SW Griffith Drive  
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Beaverton, OR 97076  
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## **TYPE 3 NOTICE OF PENDING DEVELOPMENT APPLICATION**

**Date of Notice:** October 27, 2005

**Case File No./Project Name:** DR2005-0088 / TP2005-0021  
Cottage Terrace – New Plan

**Public Hearing Date:** December 8, 2005

**Hearing Location and Time:** City Council Chambers, First Floor, Beaverton City Hall,  
4755 SW Griffith Drive beginning at 6:30 p.m.

**Summary of Application:** The applicant requests Design Review Type 3 approval for a 53 unit attached residential development, with associated landscape, driveway, lighting, pedestrian pathway improvements, and new public streets. In association with the proposed residential development, the applicant requests approval of a Tree Plan 2 application to remove Community Trees on portions of the site due to development impacts. The applicant proposes no development within the wetland buffer resource area except for a portion of a pedestrian path connection to a City maintenance access driveway near the west property line. The subject site is approximately 5.0 (five) acres in size and is located west of SW 155<sup>th</sup>, both north and south of existing sections of SW 157<sup>th</sup> Ave.

**Decision-Making Authority:** Board of Design Review

**Due Date for Written Comments to be Addressed in Staff Report:**  
**November 18, 2005**

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the attention of the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2<sup>nd</sup> Floor, Beaverton City Hall, 4755 SW Griffith Drive. If you decide to submit written comments or exhibits shortly before the public hearing, Section 50.58 of the Beaverton Development Code requires that the written comments or exhibits be received at the City no later than 4:30 p.m. on the day of the scheduled hearing. You may also submit written comments or exhibits at the public hearing. In all cases, submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

**Staff Planner:** John Osterberg **Phone Number:** 503-526-2416

**Facilities Review Committee Meeting Date:** November 16, 2005

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the

Beaverton Development Code. The Committee forwards recommendations to the Director on the development application. The Director will include the Committee's recommendations in the staff report to the decision-making authority.

**Site Description:**

Map & Tax Lot Number: Map 1S1-29CA, Lot 100  
Site Address: None  
Cross Street: West side of SW 155<sup>th</sup> Ave. approximately 310 feet north of SW Nora Road.  
Zoning: Urban Medium Density (R-2)  
Neighborhood Association Committee: Sexton Mountain NAC

**Applicable Development Code Approval Criteria: Sections: 40.03, 40.20.15.3.C, 40.90.15.2.C.**

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The Board of Design Review will make a decision on the development applications, based solely upon the approval criteria, after the hearing closes. Only persons who participated in the hearing orally or in writing may appeal the decision to the City Council. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2<sup>nd</sup> floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing, and a copy will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at:

[http://www.beavertonoregon.gov/departments/CDD/CDD\\_dev\\_projects.html](http://www.beavertonoregon.gov/departments/CDD/CDD_dev_projects.html).

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost, and will be provided at reasonable cost.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.45.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 3 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 500 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.**

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.